

Nigel Story

43 Kestrel Way (Direct Neighbour)
Wokingham
RG41 3HA

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices,
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Planning Department,

Re: Objection to Planning Application 251055– 45 Kestrel Way, RG41 3HA.

I am writing to formally object to the proposed planning application referenced above, submitted by Eduart Aliseni.

In this document I will be outlining my objections (summarised in the bullet list below). The subsequent section expands on the objection list in more details, and the Appendix contains a photographs and diagrams to support the content of this objection. This document accompanies a second report issue by the 'Right of Light Consulting Chartered Surveyors' who I appointed which can be located in a separate report here :

https://publicaccess.wokingham.gov.uk/PublicAccess_LIVE/Document/ViewDocument?id=9207E8A928E84B28980FE33461DD3CC6 .

Summary:

- Solar Shadowing which renders our massive Solar Investment and Solar Batteries investment redundant. Increased Energy bills for life for us and all future owners of this property.
- Climate Change Impact, Environmental Impact, devaluing our property, and killing the ability of 43 Kestrel Way and 45 Kestrel Way to ever install solar panels to tackle Climate Change. Massive monetary impact to our family.
- Detailing why the precedent properties provided to justify this build are invalid for many reasons. The proposed plans are not required and already big enough for the family living there.
- I am providing my own precedent examples which align with current aims of Government Plans for a 'Roof Top Revelation' of Solar installations (see APPENDIX – ROOF TOP REVOLUTION- Uk Government Vision), Climate Change and High Court wins for shadowing of Solar Panels from neighbouring extensions (see [APPENDIX - JUDGE OVERTURNS COUNCIL'S 'IRRATIONAL' DECISION TO IGNORE HOUSE EXTENSION'S IMPACT ON SOLAR PANELS](#)).
- Existing Parking issues, Privacy, Noise, Terrace Effect, and gross over development, a 6 Bedroom (aka 7-bedroom Ground Floor Study/Bathroom) is NOT fitting or feasible for this tiny cul-de-sac or area. The development is

currently a 5 Bedroom house, with mother, father and 4 children. This development is NOT required and cannot be accommodated in this street. (The current residents might have bought it as a 4 bedroom, but they could easily put it back to a 5 bedroom like it was for the previous 3 owners of the property. Parking will be further affected due to the lounge and front door being extended to meet the face of the garage. Further reducing many square metres of parking space on their drive. Additional to this the garage will be converted to a living space (bedroom), many more square metres of drive lost.

- Rights of Light Act 1959 having lived in our property for more than 20 years, this document contains a detailed report from a [‘Right of Light’ Consultancy Firm](#), regarding the impact of loss of light in Living Spaces, Garden & Solar Panels, due to the proposed building plans. Coupled with the expanding of the house dimensions with insulation and render resulting in less than 600mm from the permitter fence, casting immense shadows over our property for 12 months of the year for ever. Not to mention the Raising the roof height, Garage and Dormers resulting in sustainable light loss, for us and our solar panels and ability to generate renewable energy.

My objections are based on the following reasons, the proposed plans are nothing short of an entire house rebuild, removing the roof, interior walls, external walls, the roof, pretty much everything in the house is changed. The entire plans have impact on everyone and everything. I will also demonstrate how the Precedent Properties presented are invalid:

Shadowing of my Solar Panels (Solar Panels not depicted in the proposed plans):

I have invested very heavily into solar various solar solutions in our house, **all of which will be massively impacted by the proposed plans.** (see APPENDIX:

SOLAR SHADOWING PART 1)

1. The proposed development would cast LARGE shadows over my property for much of the day, in any month of the year, vastly impacting my solar panels installed for renewable energy, increasing my energy bills.
Any proposed roof activity in the proposed plans (Raised Roof, Dormer, Garage Roof) would:
 - a. vastly reduce the solar panel efficiency and negate their environmental benefits, for 9 months of the year the panels would be shadowed by the proposed roof alterations, vastly increasing my bills. Totally remove direct sunlight from my panels in winter months (lower sun azimuth) rendering them inoperative.
 - b. I would never to recoup the cost of the solar batteries due to their limited life (£12K invested receipt can be provided if necessary) due to the shadowing and blocking the sun. The entire system would be redundant for most of the year and much of the day due to shadowing.
 - c. The proposed plan goes against the vision of the current UK Government & Energy Secretary to be a ‘Rooftop Revolution’

(announced 2024)– the plans would destroy my rooftop solar production for ever, a backwards step to achieving renewable energy. Increased bills. (APPENDIX – ROOF TOP REVOLUTION)

- d. Solar Shadowing is an important factor to take into account – legal precedence (see APPENDIX - JUDGE OVERTURNS COUNCIL'S 'IRRATIONAL' DECISION TO IGNORE HOUSE EXTENSION'S IMPACT ON SOLAR PANELS)
- e. This would also remove our property from ever being able to host solar panels, reducing the value of the house and making it undesirable to climate change and future buyers forever. Buyers will want to buy houses which are solar friendly with renewable energy, a shadowed house will be very undesirable due to increased bills and zero prospects of solar production forever.
- f. The proposed plans would also remove the possibility of 45 Kestrel Way ever hosting solar panels for themselves and all future owners (i.e. The Dormer Windows), this is the opposite direction of tackling Climate Change and does not consider the fight of climate change and the governments vision of a roof top revolution. Increasing the size of the house will increase fossil fuel usage for 45 kestrel way and 43 kestrel way, increased heating and pollution by having zero renewable energy sources and a larger BTU gas boiler. Also, the front of 45 Kestrel Way will never be able to host panels with the proposed Velux windows and a North Easterly direction (not feasible for solar) . Zero possibility of renewable energy for this property. Backwards step for climate change.
- g. All solar systems: If one single area of one solar panel is shadowed on the circuit between all panels, it impacts the entire system dramatically (I have 10 solar panels on the roof which are used by the house). The shadow acts as a resistor and electrical current does not flow from all previous panels, all energy is lost. To put it in layman's terms, it's like turning down the dimmer switch on a set of lights, apply a resistance and all the lights will dim because current is restricted, it's the same for solar panels (shadows). APPENDIX: SOLAR SHADING ON ONE PANEL
- h. Additional to rendering our solar solution mostly inoperable, the proposed plans would annihilate the possibility to expand our solar system to make our property off-grid and climate friendly. Our house currently runs off grid for many of the spring/summer/autumn months, this would totally cease due to shadowing. The proposed roof activity and extra roof height will also cast shadows down the front of our house, plus garden, all living space windows and garden deck. Entombed in shadows, no right of light.
APPENDIX – SOLAR PANEL SHADING

- i. The proposed plans remove my desire to get a climate friendly heat pump installed as I will not be able to generate solar power to power it hence a very expensive option compared to fossil fuel gas, I would stick with Gas for as long as possible. Further climate change impact. Further monetary impact due to increased bills to my current and all future bills energy bills for life and all future owners of this house.

Appendix My Precedent No. 1

- j. Even with vast increase of energy prices in recent years (Ukraine War), since the solar installation in 2023, we have still reduced our energy bills by £1200 a year via solar production in all months of the year. Due to shadowing this will be reduced to 0 days and 0 months without shadowing due to severe shadowing for much of the day in any month of the year from the proposed roof changes, raised roof, dormer, garage extension.

- k. My master plan currently is to sell my ageing diesel car and replace it with an electric car which would be charged from my solar panels (not the National Grid, at no/reduced cost). But this too will be impossible as I would not generate enough electric to charge a car or the house solar batteries due to shadowing, massive monetary impact for me and impact for climate change. See my precedent for this fact (kestrel way identical house, car charger, solar panels).

Appendix My Precedent No. 1

- l. Removing the roof for it to be raised would require the entire house to be encased in a tower of scaffolding with waterproof screening for a long period of time. This would result in zero solar production for us, raising our bills and have a large monetary impact for me. Plus, immense noise and disruption for a very long period.

- m. Our house might end up redundant to me and future buyers with no solar prospects for the rest of time, a major step backwards in renewable energy.

- 2. **Traffic and Congestion:** The development and vast increase in bedrooms will increase traffic volumes, adding to the parking issues experienced already by other residence, and cars blocking our drive access. This already poses safety risks for emergency vehicles and refuse collection, pedestrians and residents. The drive at 45 is already FULL, with parking impact the road. More bedrooms would create more people, more vehicles. (APPENDIX Existing Parking Issue at 45 Kestrel Way)

- a. 45 Kestrel Way has already received a warning from refuse collection for parking on the corner, blocking refuse collection (council can confirm). Plus emergency vehicles, but continue to park there (APPENDIX Existing Parking Issue at 45 Kestrel Way)

- b. A few years ago, another neighbour on the street placed large potted plants along his front garden to stop 45 kestrel way vehicles parking with two wheels on his lawn, this is mentioned in the objection from 31 Kestrel Way

(to view :

https://publicaccess.wokingham.gov.uk/PublicAccess_LIVE/Document/ViewDocument?id=4DACE85E48234526AFCEEB0295A0432F)

3. **Environmental Concerns:** The proposal may negatively impact noise

- a. I object to the proposed Kitchen Skylight will have zero acoustic properties. The increased headcount in the property will further exacerbate noise our bedroom and lounge are directly outside; it is already impossible to watch tv with the door open due to excessive noise. You cannot hear the tv over the noise.
- b. The bifold doors will emit a severe amount of noise from a 6 bedroom (7 bedroom) 8-14 people. It will basically act like a speaker to the whole house. Ejacting the noise to all neighbours from a huge headcount of residence.
- c. Boiler needs to be moved to the other side of the house; it will be to close and Environmental Health will be informed of emissions in our house.

4. **Overdevelopment:** The scale of the proposed development is beyond excessive for the plot size and surrounding houses, resulting in increased residents, more noise, more cars, more traffic, and totally out of character for this street. Plus, it will be a strain on refuse collection etc. The drive is already full.

- a. We have lived here for 23 years and in this time the house has been sold twice as a 5-bedroom property and has already been extended.
- b. The current owners have 4 children and already enough rooms to accommodate all children having their own bedroom the proposed plans are not required. The house is large and very adequate, and the proposed plans are a gross unrequired overdevelopment with a massive impact and zero respect for surrounding neighbours or community.
- c. 23 years ago, when we moved here, we were told that 45 Kestrel Way has previously been extended over the garage, will this be taken into account? (: APPENDIX – 45 KESTREL WAY ALREADY EXTENDED)
- d. This number of bedrooms and the number of ensuites resembles a HOTEL and a HMO, not a domestic dwelling, its grossly over planned and is simply not required. And no consideration has been taken into account for the impact on neighbours or parking. If you need 6 bedrooms (and ground floor bathroom with bath, clearly the study is a 7th bedroom) then it might be worth considering a new property on a

larger housing estate or location, with more parking to accommodate such a huge household and no impact to climate change, neighbours, street, noise, or parking and the environment for future buyers and owners of 43 Kestrel Way & 45 Kestrel Way – due to zero ability to create renewable energy. for APPENDIX: SOLAR SHADOWING

5. **Privacy and Overlooking:** Due to the proposed Dormer Windows, coupled with the proposed raising of the roof, the development would lead to the rear dormer windows and front Velux **towering** above all neighbouring properties (for APPENDIX – Potential view from Proposed Dormer) , vastly reducing privacy for existing residents front (Velux) and back (Dormer). Looking directly into people living areas (Lounge & Bedrooms & Gardens). This is a totally different setting to proposed precedent example provided in Starling Close. for APPENDIX Starling Way Precedent – **not comparable, not a precedent**
6. **Invalid Precedent Properties:** The precedent properties provided in support of this application are not valid comparisons for this planning request. They do not compare with 45 Kestrel Way for many reasons:
 - a. The **Starling Close** precedent is totally out of context compared to Kestrel Way and therefore should not be used as justification for approval (APPENDIX Starling Way Precedent – **not comparable, not a precedent**):
 - i. The Starling house is a totally different direction/orientation, creating an entirely different set of planning considerations for neighbours. You can see on google maps, there is zero shadowing to neighbours' houses. Their rear gardens are huge, and they could find sunlight if they desire. You can see on google maps it does not impede the neighbour's houses with shadowing. There will be zero shadows as.
 - ii. The Starling property did not remove the roof and raise it, not comparable.
 - iii. Starling Close is immensely wider and the distance to the houses opposite is much greater. The road is much larger too compared to Kestrel Way.
 - iv. The neighbouring house does not have solar panels. Hence no impact now or in the future due to the different direction of these houses.
 - v. The neighbouring houses does not have a side window, no Right of Light of shadowing impactions. No light impact at all.
 - vi. The entire precedent does not align with planning implications of 45 Kestrel Way. The houses on the other side of the street are all much larger houses, unlike Kestrel way, the houses opposite 45 Kestrel way are terrace houses accommodating many

families' facing 45 Kestrel Way, the impact is not comparable, it is much larger here on Kestrel Way, everything is much more compact.

- vii. The neighbouring houses are the same roof height and do not tower above the neighbour like it would with our property 43 Kestrel Way.
- viii. The Dormer window in Starling Close is serious eye sore and invasion of privacy. It's not in keeping (APPENDIX – Potential view from Proposed Dormer).
- ix. Starling Close house has no external render (proposed for 45 Kestrel Way).
- x. Woollahill contains a range of houses, affordable houses (1 bedroom) and the average Woollahill property is NOT 6 (7 bedrooms), a total over development for this sleepy cul-de-sac.

b. **Kestrel Way** Precedent –

for APPENDIX – Kestrel Way Precedent is NOT a Precedent

- i. The Kestrel Way precedent house faces in the same direction as Starling Close Precedent house neither of these houses face the same direction of 45 Kestrel Way. Consequently, the planning requirements for this property do not apply to 45 Kestrel Way in the same way, sun / shadows / impact.
- ii. The neighbouring house in this precedent example already had solar panels before this build, and there is zero impact to their solar panels, zero shadowing, nothing. They too now have electric cars and charge them from their solar panels (Appendix My Precedent No. 1).
- iii. The precedence house is the same roof height as the neighbouring house, unlike our house which will be dwarfed by the proposed roof raise and extension, shadow and immense loss of light in living spaces (Lounge / Dining Room open plan, Bedrooms, Kitchen, Garden, Rear Deck, Rights of Light).
- iv. The precedent house did not remove the roof or raise it.
- v. This precedence house has zero houses facing it, and there are no privacy implications.
- vi. This house has no proposed external render.
- vii. The precedent house did not remove the roof or raise it.
- viii. No bedroom rear extension.
- ix. No Lounge extension.
- x. No front door extension.
- xi. No ground floor extension rear (proposed kitchen).
- xii. No Garage Conversion.

- xiii. Does not have 4 ensuites.
- xiv. Does not have parking issues.
- xv. This house has no external insulation (proposed). Which reduces the distance to the neighbour house and border
APPENDIX External Render – “Terrace Effort” & reduced FLUE DISTANCE

c. Comparing the precedent of local houses having render:

- i. Both the properties above have no external render because only houses on the corner of streets (external corners of streets) have render in this area. 45 Kestrel Way is a mid-street house, not a corner house. I believe this Precedent is invalid.
APPENDIX – Only External Corner Houses have render 1
- ii. I object against the render finish, first because it's not in keeping, secondly because they quickly discolour and look very ugly
(APPENDIX – External Corner House Dirty Render 2.)

7. **Impact on Local Character:** The proposed development would significantly alter the character and appearance of the Close. It would be incompatible with the existing surroundings and diminish the Close, as it will have nothing in common with houses on this street due to its size, roof, walls, everything.

8. **Right of Light** – we have lived here for 23 years, and the property has enjoyed unhindered light for decades. Right of Light Consultancy [HERE](#).

- a. Kitchen block winter light with the height and breaches the 45° test on plan in respect of the living room, and the first-floor bedroom. (SEE Right of Light Report)
- b. Proposed wooden screen block all winter light into the garden (we hang our washing in the garden all the year round as it catches the sunlight even in December. This would cease, causing us to use the Tumble Drier, increased energy, coupled with no solar production in these months due to the proposed roof alterations, proposed kitchen height and proximity to the perimeter fence, proposed garden screen.

45 Kestrel Way already overcrowded front drive of the property causing overflow on to the street and impacting all neighbours, parking and traffic or the additional noise produced from increased occupancy and vehicles.

(APPENDIX Existing Parking Issue at 45 Kestrel Way)

I kindly request that the planning authorities carefully consider these concerns when assessing the application. I believe that the proposed development, in its current form, is incompatible with the needs and characteristics of our community and would

create significant practical issues for residents in a lot of areas, renewable energy, noise, parking, privacy.

Thank you for considering my comments.

Yours faithfully,

Nigel Story
43 Kestrel Way.

APPENDIX LISTED ON FOLLOWING PAGES
OF THIS DOCUMENT

APPENDIX - JUDGE OVERTURNS COUNCIL'S 'IRRATIONAL' DECISION TO IGNORE HOUSE EXTENSION'S IMPACT ON SOLAR PANELS

The proposed plans would remove our house 43 kestrel way, and 45 kestrel way from the ability to host any solar panels, for the rest of time due to shadowing.

Link to article : <https://www.planningresource.co.uk/article/1590655/judge-overtuns-councils-irrational-decision-ignore-house-extensions-impact-solar-panels>

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Judge overturns council's 'irrational' decision to ignore house extension's impact on solar panels

A High Court judge has overturned a planning consent for a house extension in Kent after finding that the loss of light the scheme would cause to a neighbour's solar panels should have been a material planning consideration for the local authority on climate change grounds.

by Court reporter | 11 July 2019

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“They make a contribution to the reduction in reliance on non-renewable energy," said the judge.”

APPENDIX – ROOF TOP REVOLUTION- Uk Government Vision

Ed Milliband, Energy Secretary

“I want to unleash a UK solar rooftop revolution. We will encourage builders and homeowners in whatever way we can to deliver this win-win technology to millions of addresses in the UK so people can provide their own electricity, cut their bills and at the same time help fight climate change.”

Link to the Guardian Article:

<https://www.theguardian.com/environment/article/2024/jul/13/labours-rooftop-revolution-to-deliver-solar-power-to-millions-of-uk-homes>

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Labour's 'rooftop revolution' to deliver solar power to millions of UK homes

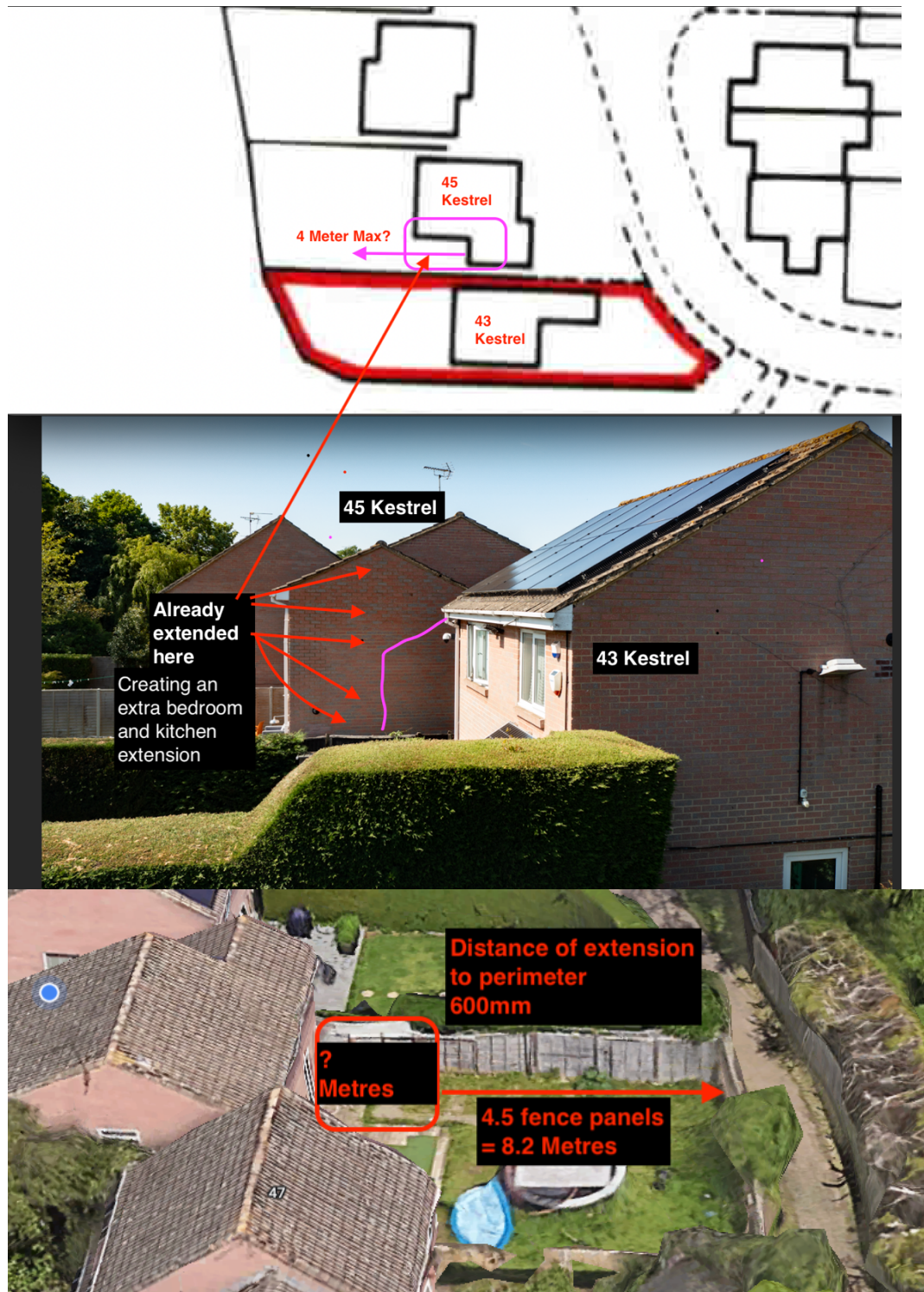


Energy secretary Ed Miliband has granted approval for three giant solar farms. Photograph: Wiktor Szymanowicz/REX/Shutterstock

Miliband, who has promised to triple the amount of solar power in the UK by 2030, as well as double onshore wind and quadruple offshore wind, said on Saturday night: “I want to unleash a UK solar rooftop revolution. We will encourage builders and homeowners in whatever way we can to deliver this win-win technology to millions of addresses in the UK so people can provide their own electricity, cut their bills and at the same time help fight climate change.”

APPENDIX – 45 KESTREL WAY ALREADY EXTENDED

45 Kestrel Way has already been extended, and would limit the single-story extension from the original rear wall? Property already has a bedroom added and a kitchen extension. Land Registry (rotated to match photograph of the gable end):

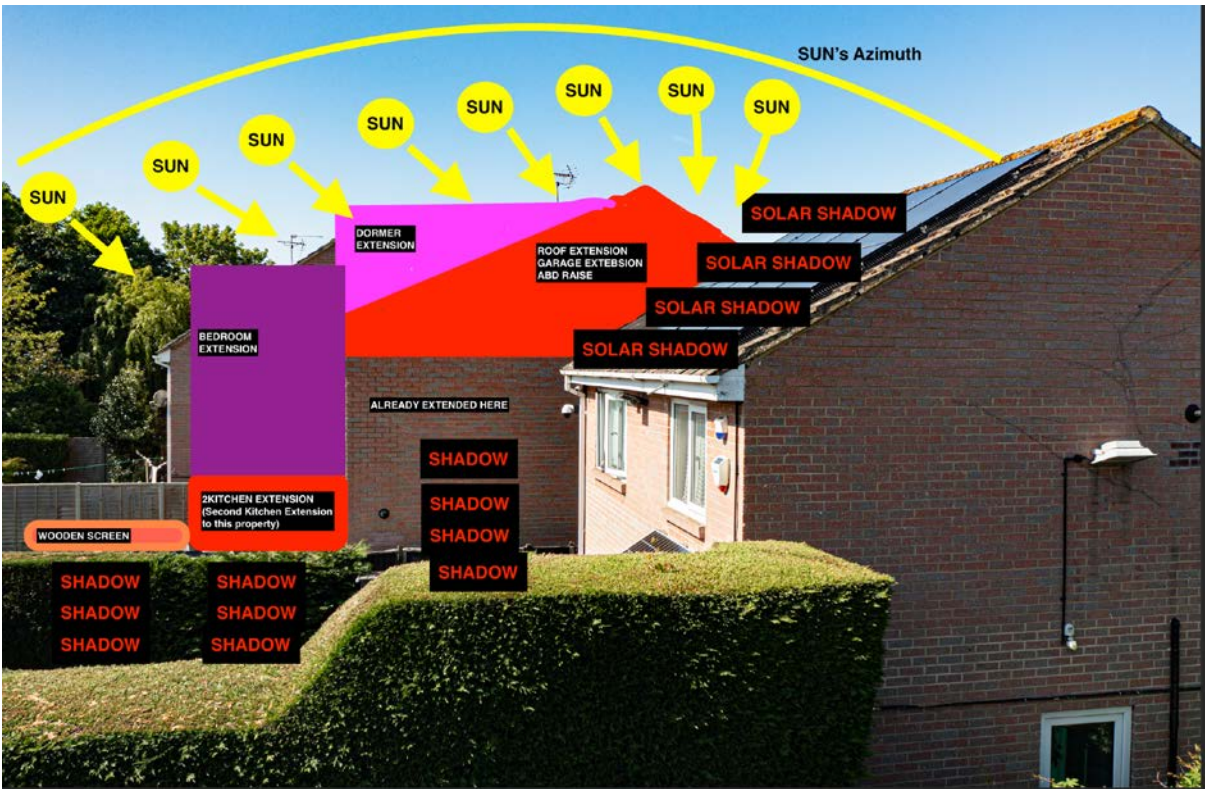


APPENDIX SOLAR SHADOWING & RIGHTS OF LIGHT - Part 1

Before:



After: - Shadowing to Solar Panels and Living Spaces (Lounge , Bedroom, Kitchen)





This shadow can be viewed on google maps and this shadow will be even worse with the proposed roof raise.

Also, this gable end will go within ~500-600mm of the permitter fence. See shadow on google maps, and that shadow will be bigger and directly across our solar panels,

for APPENDIX: SOLAR SHADOWING

APPENDIX: SOLAR SHADOWING PART 1

Before - Existing - for google map image of SUMMER shadow, midday the sun at the highest and shadow at a minimum, would still shadow the panels:

<https://maps.app.goo.gl/haAe9R4RRd4A45nP9>



In Winter the shadow will completely engulf our solar panels with the proposed raising of the roof, and new gable end centred plus the house being closer due to the external insulation and render. Probably only ~500mm from the perimeter fence, way too close, blocking all our light, and all the way down the garden from the kitchen extension which will also be too close.

Adding width to the house will also break the 45 degree rule for our lounge and bedroom for the existing house.

After – Proposed Plans

With raised roof – SUMMER SHADOWS.



APPENDIX: SOLAR SHADING ON ONE PANEL = 50 – 80% LOSS

Block one panel – the entire system is greatly impacted and living space side window providing lounge light (see Right of Light report -

https://publicaccess.wokingham.gov.uk/PublicAccess_LIVE/Document/ViewDocument?id=9207E8A928E84B28980FE33461DD3CC6)



SOLAR PANELS SHADE LOSS IS NOT PROPORTIONAL

You might think that the maximum efficiency of your solar panels is reduced proportionally to the amount of static shading – if one percent of the cells are shaded, you'd lose one percent of the panel's efficiency, right? While intuitively that makes sense, it's not actually what happens.

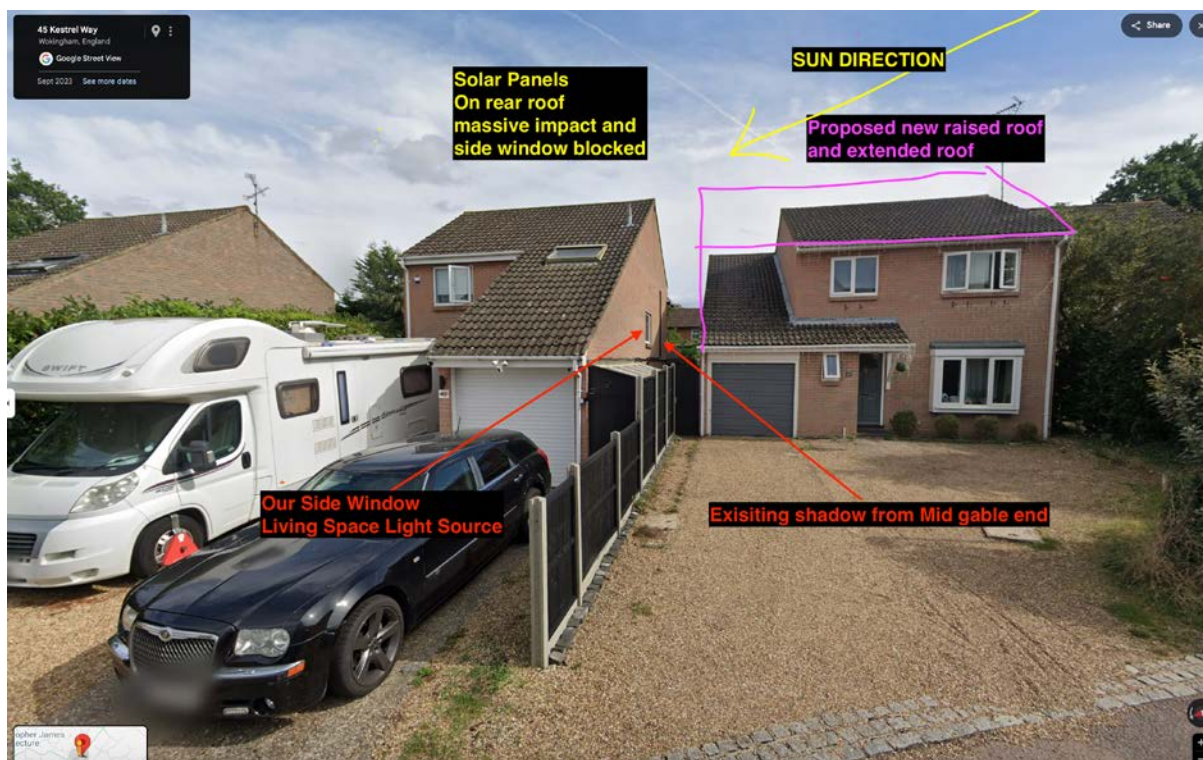
A static shaded module produces electricity at a significantly lower rate than unshaded modules. In fact, studies have shown that shading just one cell in a panel can reduce the solar power output of the entire panel by a whopping 50-80%.

Here's why: all the cells in the panel work together as a single system; each cell is a link in the chain. If one cell is shaded, its power output is reduced and the entire panel's efficiency drops.

Think of your solar array as a single lane racetrack. The pace of the slowest car dictates the speed of every other car on the track. It doesn't matter where you sit in the pack, nobody's going any faster than that one car.

In the same way, it doesn't matter where in the panel the static shaded cell is located – it's the weakest link whether it's first or last in the chain. Because all the cells are interconnected and work together, the maximum current the whole module can achieve will be no greater than that single shaded cell.

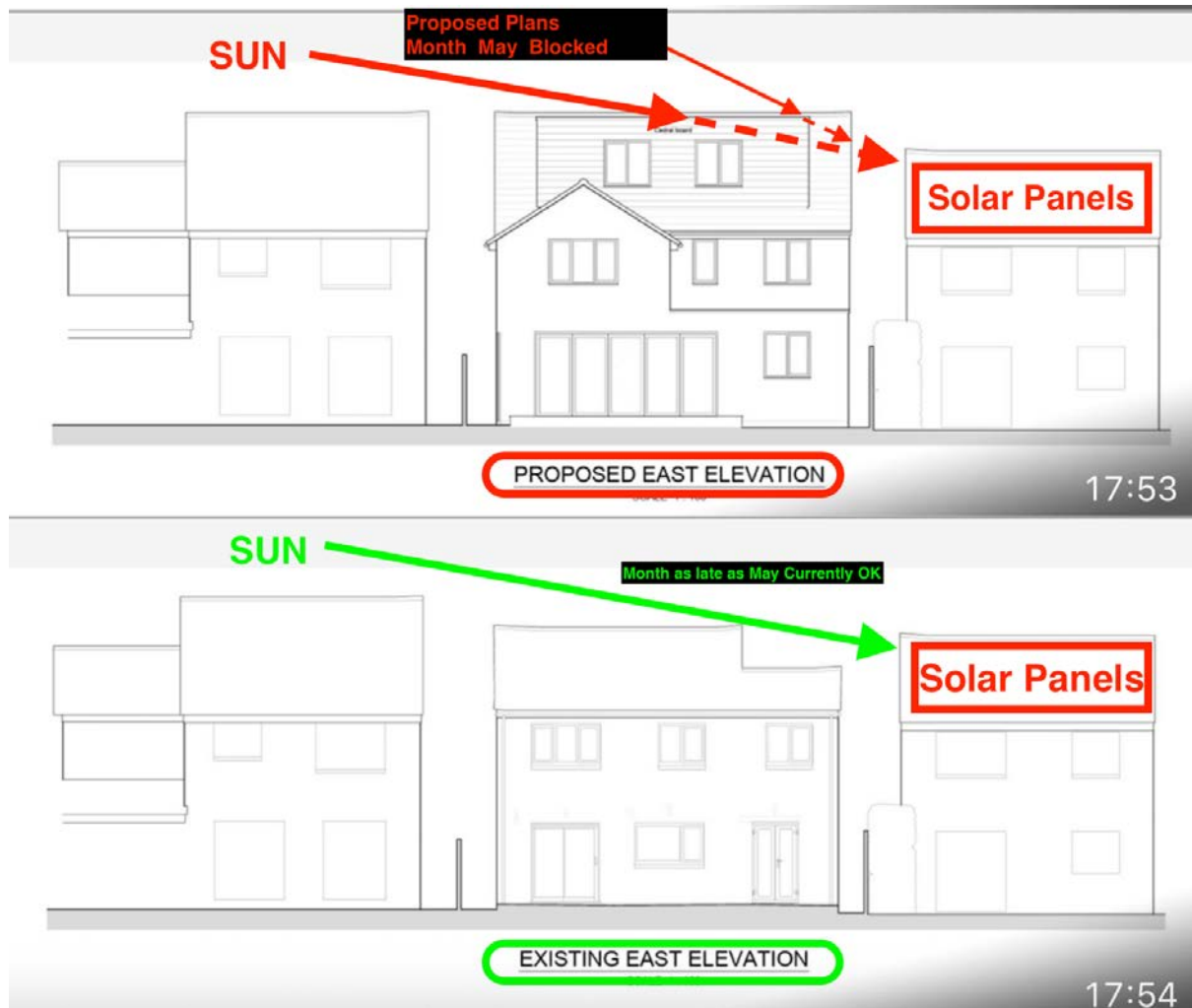
APPENDIX: SOLAR SHADOWING PART 2



Google maps link for front of the house showing side window

<https://maps.app.goo.gl/dCWdNSUJR9VpbWtw5>

APPENDIX – SOLAR PANEL SHADING Part 3 - Existing vs Proposed (Impact)



The solar panels will be blocked with shadows for many hours of the day, all year severely impacting the solar solution, power generation, my energy bills will rise , climate change, and remove 43 Kestrel Way from ever producing enough electric to power a car or heat pump and , all future buyers / owners.

The proposed plans would also remove the possibility of 45 Kestrel way from being able to host solar, as the dormer windows (which face East / south east) make the roof incompatible for solar panels. Forever, all future buyers / owners.

APPENDIX Augmented Reality of March 2026 – Solar Panels Blocked

Below is an augmented reality view of the proposed plans in relation to various windows or solar panels of the house in various months of the year . SOLAR PANELS BLOCKED.



Solar Panels visible in the foreground , completely shadowed

APPENDIX November 2025 – view from solar panel – totally BLOCKED

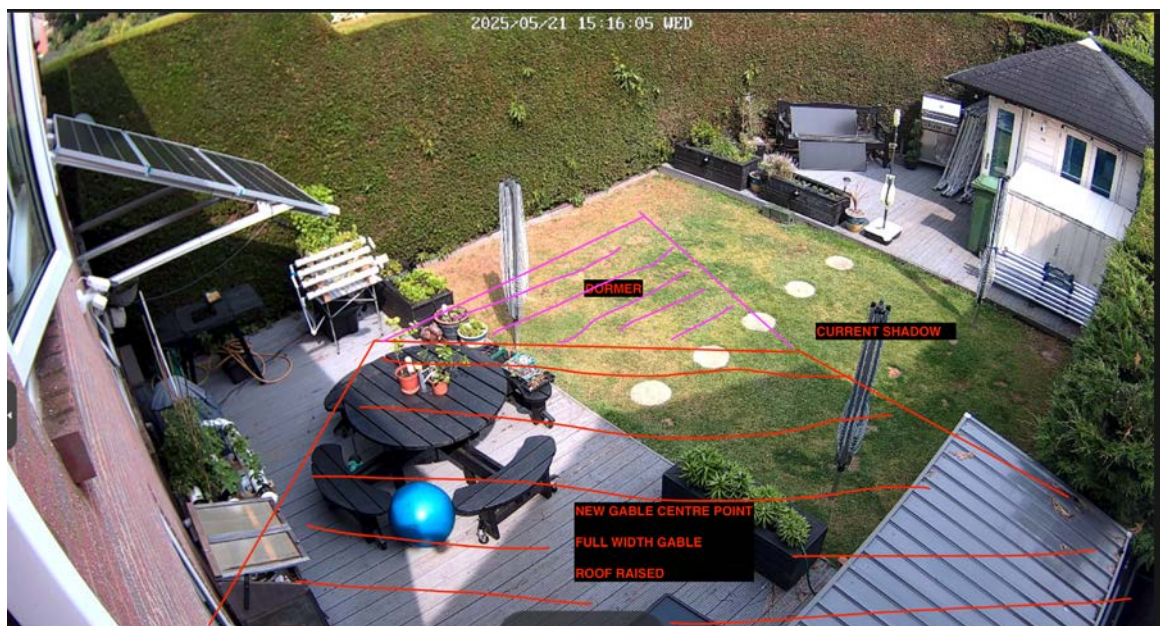
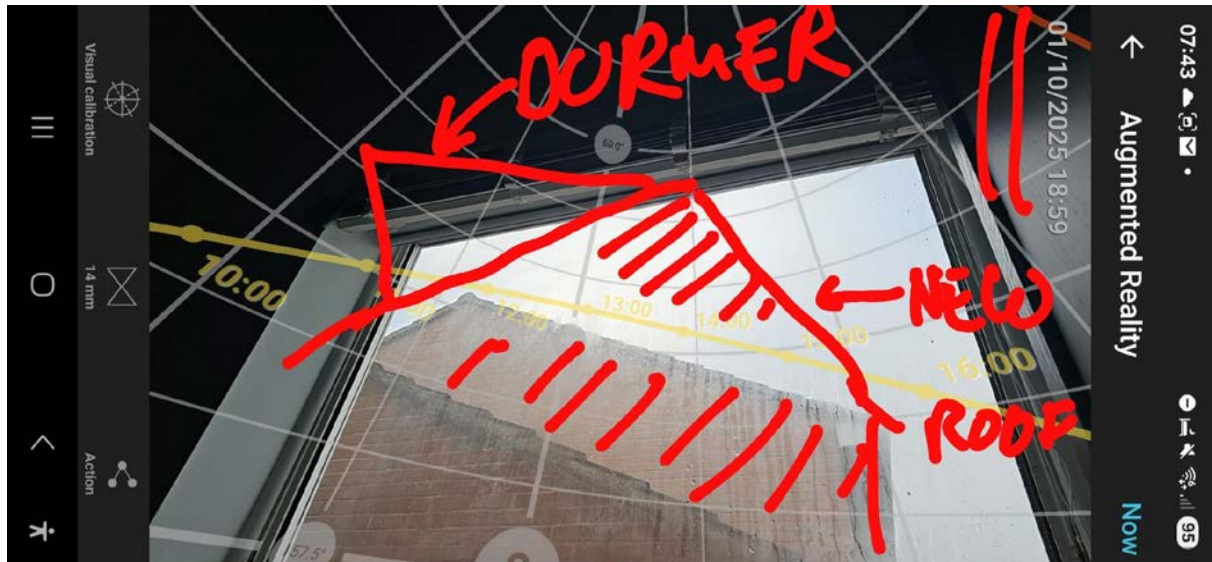
You can see here its sunset by 4 o'clock in November, but I would miss the morning and midday sun – totally blocked (sunset is at 4pm at this time of the year so no impact currently)



APPENDIX October 2025 Right of Light –

View from side window which illuminates our living space.

The proposed gable end will be very close to our house and only about 600mm from the fence. DARK



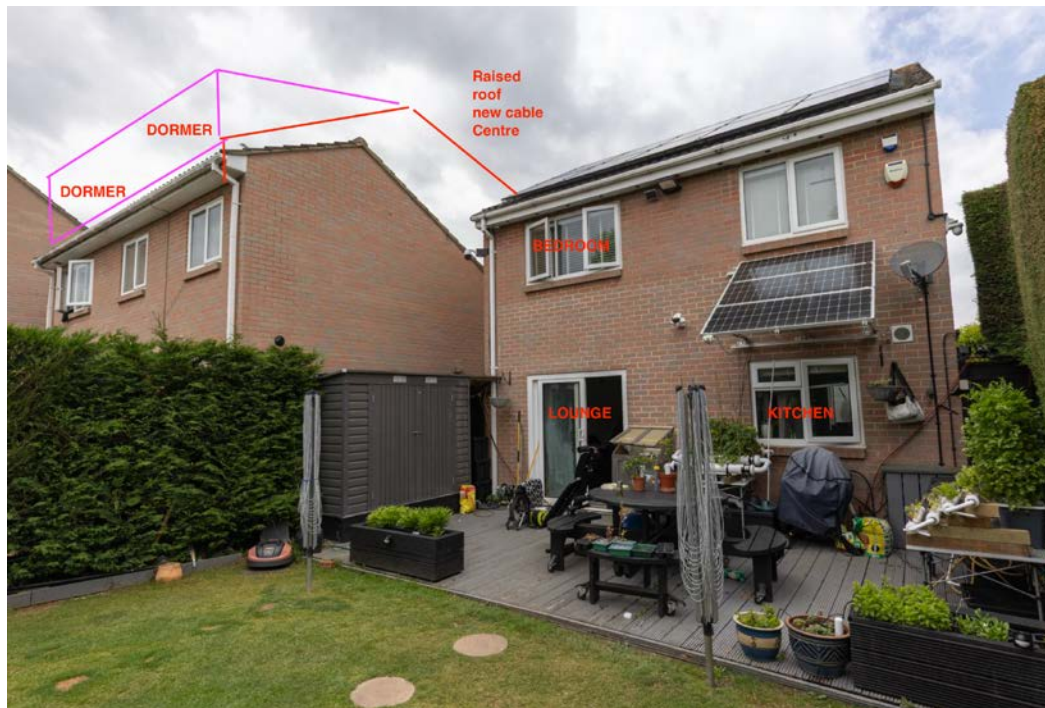
Before – living space side window illuminates Lounge and Dining Room



After – light blocked



Light can be seen entering the window and illuminating the Lounge and Dining Area. A high percentage of the window will be blocked by the immediate new gable end outside the window and close than the existing house due to exterior insulation and render, probably about ~500mm from the perimeter fence.



(shed on deck to hide the broken fence owned by 45 kestrel way, its not attached and will be moved when the fence is repaired – 6 years and counting)

The sun's azimuth is left to right in this photo, huge shadowing and right for light implications for the majority of the year.

APPENDIX 16th May 2025 – Proposed Plans Shading

View from the solar panel / roof – this month – BLOCKED

Only 1 month from the longest day when the suns azimuth will start to reduce again, indicating the solar panels will receiving shading all the year round from the proposed plans huge impact, energy bills rise, climate change, environmental issue, Loss of light to living spaces, garden and solar, clearly and unequivocally Rights of Light contrevened.



APPENDIX Existing Parking Issue at 45 Kestrel Way

Their Drive at 45 Kestrel Way is already full – no room for more vehicles or additional residents. These vehicles all belong to 45 Kestrel Way – you can see his name on the side of the vans. There is no doubt who owns these vans.

This is with only 4 bedrooms, not six (probably 7 including Study + Bath)



25th May – Typical example of 45 Kestrel Way parking



Parking Issues: Continued:

Neighbours place planters to stop 45 Kestrel Way Traffic parking on their lawn.



for this google map view

<https://maps.app.goo.gl/ed75o8ZtEkV4HJRP7>

The submitted plan already says parking will be affected, not to mention all the additional bedrooms and people and extra vehicles on top of the existing vehicles.

Parking

Will the proposed works affect existing car parking arrangements?

☒ Yes

☐ No

If Yes, please describe:

Existing single garage to be converted to habitable room.

But not mentioned is parking will be further affected due to the lounge and front door being extended to meet the face of the garage. Further reducing square metres of parking space on the drive.

APPENDIX External Render – “Terrace Effect” & reduced FLUE DISTANCE

Extending the gable with insulation causes even more shadowing by bring the gable closer to our house. Depicted below in the plans (notice the house is closer)

The existing flue is a questionable distance and fills our lounge & bedroom with PM10 (Particle Matter sensors installed).

I will be contacting Environmental Health if this flue gets any closer to the fence.

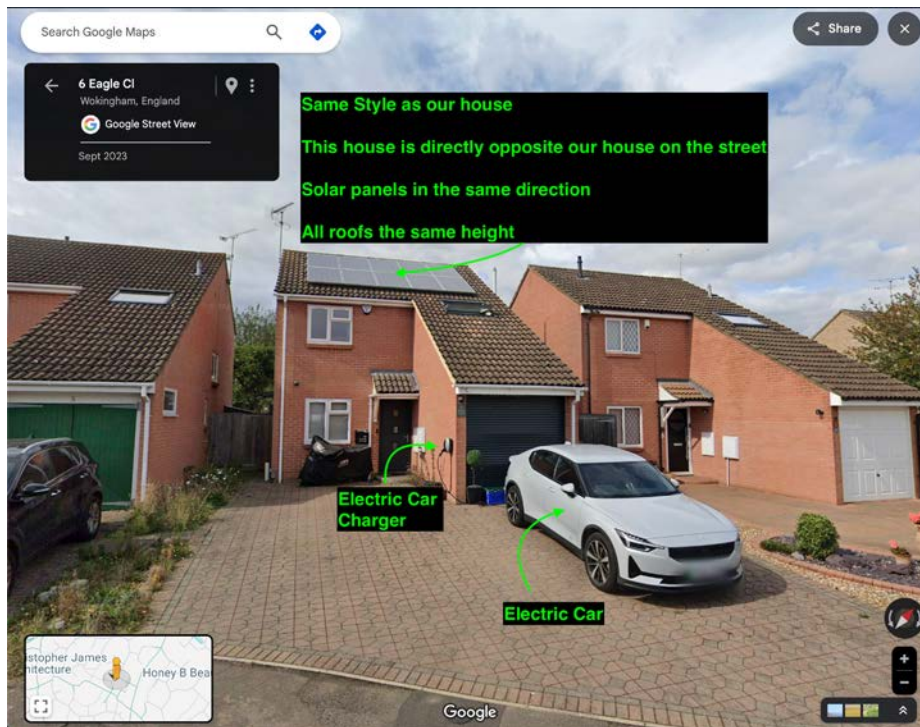


Expanding the wall will break any existing 45 degree rules instantly on the existing property.

And if a heat pump will be installed, where will it be installed, not down this party wall, noise impact by our bedroom and lounge living spaces because the proposed property will be about 500mm away from the perimeter.

Appendix My Precedent No. 1

Climate Change and Environmentally Friendly - which will be **unachievable** for me, **43 Kestrel Way and 45 Kestrel Way**, if the planning is approved due to massive solar shadowing, and **no renewable energy options for current or future owners for both houses**. The photo below is the house on street opposite our house, my precedent of what should be happening with domestic dwellings and following government guidelines of a roof top revolution, electric cars and heat pumps.



The proposed plans will make it impossible for us to charge an electric car, power an electric heat pump with renewable energy.

Google maps link to this view / location: <https://maps.app.goo.gl/zgLXxMGjCN3KpfN46>

Appendix My Precedent No. 2

This is 22 Kestrel Way – **The same design as 45 Kestrel Way** (original design)

This is a precedent (Solar above garage extension and climate friendly use of the roof)
No impact to neighbours, zero, exact same house as the original design for 45 Kestrel Way.

Google Map Link : <https://maps.app.goo.gl/enuqdTWNPN2Jxz3A>



Other houses on the Close , that are identical style to 45 kestrel Way, also have solar panels and Electric Car charging stations.

APPENDIX Starling Way Precedent – not comparable, not a precedent

for this google map view : <https://maps.app.goo.gl/dgMoFGNvnSNpEMmL8>



Starling does not have this extension and Kestrel way are requesting to raise over the garage too. – not a precedent.

Starling is NOT a full width ROOF extension. – not a precedent.

Starling is NOT a raised roof. – not a precedent.



- Starling Does NOT have this rear extension, which Kestrel are requesting – not a precedent
- Starling has NOT converted the garage into a study/bedroom with bathroom (extra bedroom) – not a precedent
- The dormer looks is one bedroom with bathroom, NOT two dormers with 2 ensembles proposed by Kestrel Way – not a precedent.



for this google map view: <https://maps.app.goo.gl/AGWyCqk1Xrotxqv17>

- Due to all these houses facing south at the front, the extension does not remove them from having solar in the future or being part of the roof top revolution (APPENDIX – ROOF TOP REVOLUTION),
– not a precedent.
- None of these houses shadow each other due to the different direction the face
– not a precedent
- The dormer faces north, and you would never put solar on that side (no sun).
– not a precedent
- Starling the street is much wider to the facing houses, much less privacy impact by roof Velux.
– not a precedent.
- The houses opposite are BIGGER in size than the Starling Precedence , unlike Kestrel Way, much smaller houses with more neighbours impacted. The proposed plans are totally out of character for this Kestrel Way Cul De Sac.
– not a precedent
- And there is a much less concentration of houses in Starling Way close compared to Kestrel way, and a bigger street, hence does not have the parking issues. (not a terrace of houses opposite like kestrel)
– not a precedent.

- 45 Kestrel Way proposed plans are a Gross Over Development, a hotel with no parking and not comparable to Starling Way in any factor.

This precedent is invalid.

APPENDIX – Kestrel Way Precedent is NOT a Precedent

Precedent supplied in proposed planning – is not comparable for planning justification.



Local precedent: extension above garage, ridge line carried through, Kestrel Way.

- No Neighbours opposite
- No Garage Conversion
- No Roof Raised
- No Lounge Extended
- No Rear Extension
- No bedroom rear extension
- No single-story rear extension
- The house faces in a different direction to the sun & neighbours (different planning rule).

- No Impact to neighbours solar – no shadowing – 90 degrees difference in orientation to the sun / shadowing / Right Of Light.
- No impacted to any neighbour (all directions)
- No Right of Light Issues

Not comparable in any way - not a valid precedent.

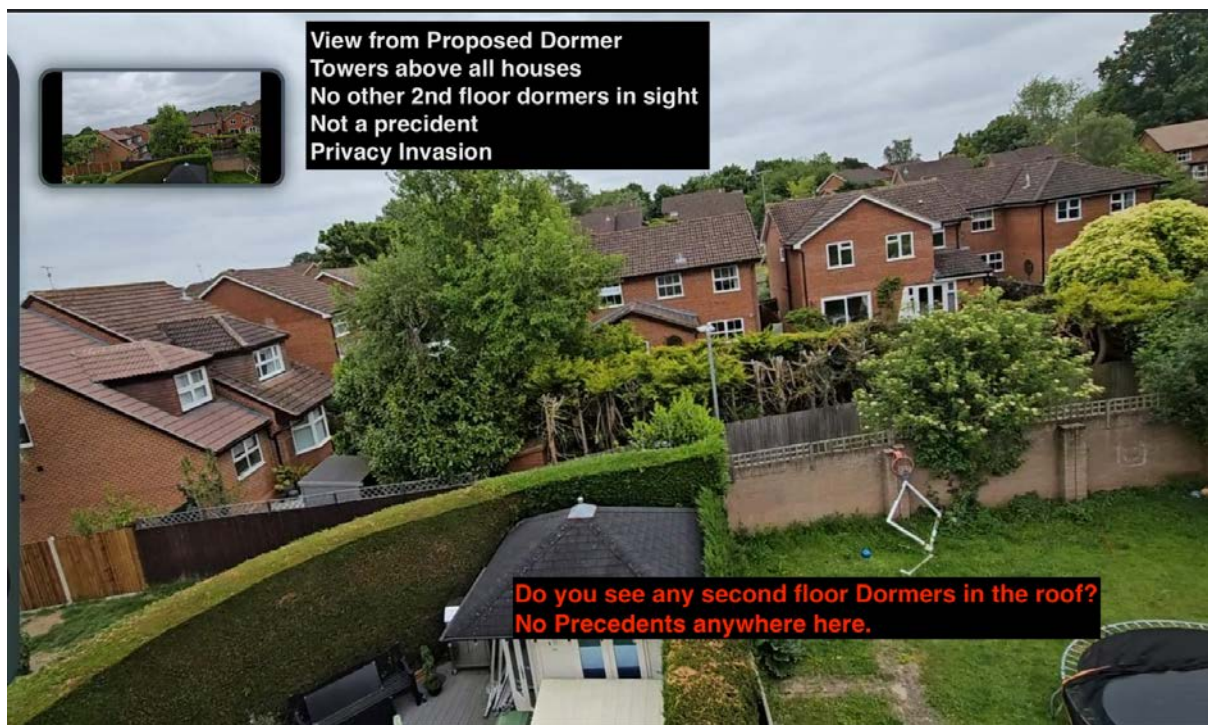
for google map view of this house: <https://maps.app.goo.gl/WdPMcyV3o5neufWG9>



A vast space in front of the Kestrel Way Precedent unlike 45 Kestrel Way with existing parking issues already. – **not a precedent.**

45 Kestrel Way proposed plans are a Gross Over Development – a hotel with no parking and impacts everyone and everything around the property.

APPENDIX – Potential view from Proposed Dormer



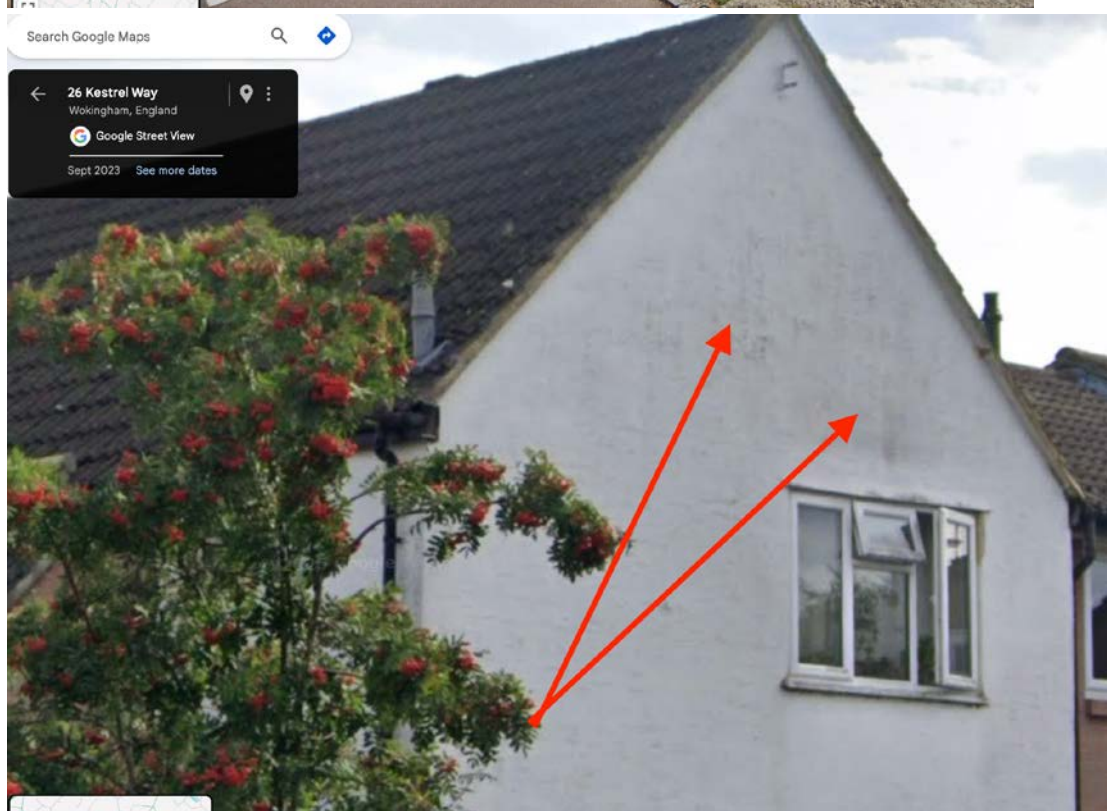
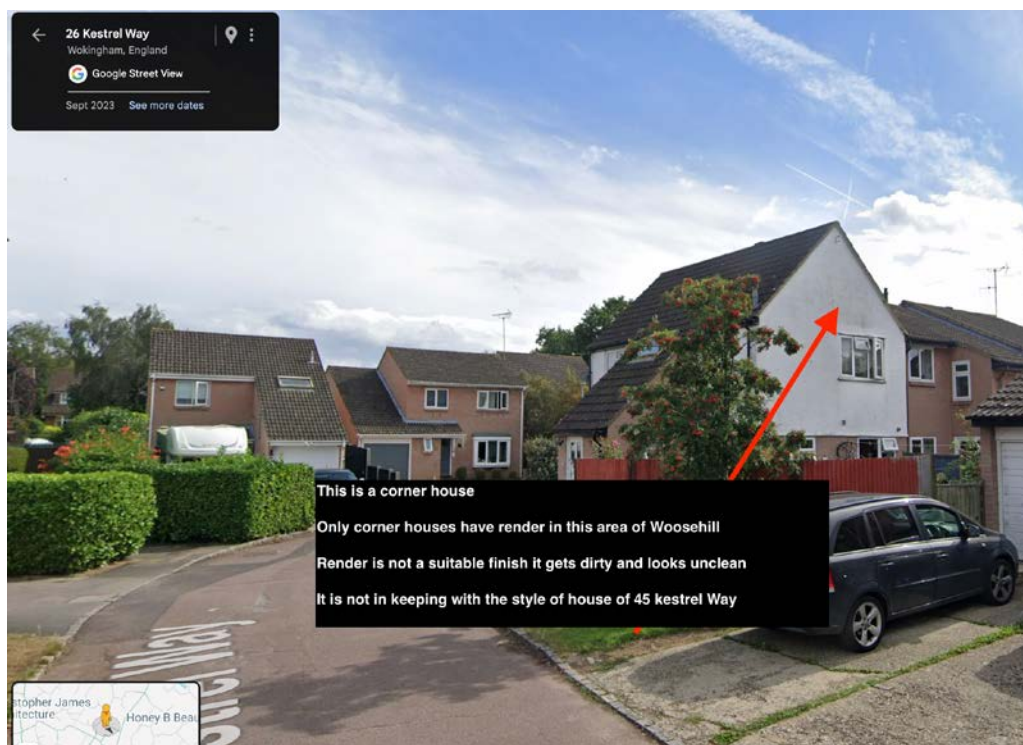
And all those windows will have their privacy impacted.

Absolute **INVASION** of privacy and 100% not required, plus shadowing and not in keeping.

APPENDIX – Only External Corner Houses have render 1

Google Maps Link: <https://maps.app.goo.gl/XCodhtV4yoYHSrEG7>

Invalid Precedent because this is not a mid-street house – it's an external corner house
not a precedent . Only external corner houses have render on Woosehill.



DIRTY, HORRIBLE, SCRUFFY not in keeping with the house style of 45 Kestrel Way

APPENDIX – External Corner House Dirty Render 2

Google Maps Link : <https://maps.app.goo.gl/mDQ8VpZ3MdVQey9cA>

Another external corner house. **not a precedent**

No mid street house has render. House style does not match 45 Kestrel Way.



DIRTY, HORRIBLE, SCRUFFY – not in keeping with the house style of 45 Kestrel Way

FYI, I see my hedge on the plans, this hedge was planted in 2020 because....



If a nice fence is installed (with zero raised wooden screen as proposed), I will most likely cut down this hedge instantly current it's for aesthetics to hide the horrendous fence panels owned by 45 Kestrel Way behind and to stop our dog going next door through the broken fence owned by 45. The for the shed on our existing photos, only there to hide the 6-year broken fence with no sign of being fixed ever. Total disrespect to neighbours.

None of the proposed plans are required. None of the precedents are valid.

All of the plan's impact someone or something 100% - zero consideration for anyone or anything – it's a proposed Hotel and/or HMO.